7-DAY EVICTION NOTICE TO PAY RENT OR QUIT

(NRS 40.253)

TO: _____
Tenant(s) Name(s)
☐ and all occupants ☐ named tenant(s) only

_____
Property Street Address

_____
City, State, Zip Code

_____
Telephone Number

FROM: _____
Landlord's Name

_____
Address

_____
City, State, Zip Code

_____
Telephone Number

_____
Email Address

THIS IS A LEGAL NOTICE THAT STARTS NEVADA'S EVICTION PROCESS.
YOU COULD BE LOCKED OUT WITHOUT A COURT HEARING IF YOU DO NOTHING!

You have 7 judicial days[1] after *(date of service)* _____ to act.

Your landlord claims that you owe rent for the period of _____ to _____. Your deadline to act is 7 judicial days after the date of service listed above. If you do not act by your deadline to act, the court can order your eviction without a hearing at your landlord's request.

If the court orders an eviction, the constable or sheriff will post the eviction order on your door within 24 hours from when they receive it. They will return 24 to 36 hours after the order is posted to lock you out. The eviction order and lockout can happen quickly without any other notice from your landlord.

There are 3 ways you can avoid being evicted and locked out:

1. **File an Answer with the court.** If you file an Answer with the court by your deadline to act, the court will schedule a hearing after your landlord files a Complaint for Summary Eviction.

   You can fill out and submit the Answer form in person at Henderson Justice Court, 243 S. Water St., Henderson, NV 89015. A copy of this notice must be filed along with the Answer form. Additionally, there is a $71.00 court filing fee to file an Answer. This fee can be waived for qualifying applicants by submitting a separate request.

2. **Pay the total amount of rent owed.** If you pay your landlord the total amount of rent owed by your deadline to act, your landlord has no legal basis to evict you for failure to pay rent.

   Current rent due *(amount of rent due for the current period)*: $_____

   Past due rent *(rent due for previous periods)*: $_____

   Late fees *(cannot be in excess of 5% of the periodic rent)*: $_____

   TOTAL OWED: $_____

3. **Move out of the property before your deadline to act.**

Henderson Justice Court has information on its website at www.clarkcountynv.gov/hjc.

If your landlord (not the Constable) tries to lock you out of the property or block your entry or cut off an essential service or item required by your lease or Nevada law, you can file a request and ask the court for help.

[1] Judicial days do not include the date of service, weekends, or certain legal holidays.

DECLARATION OF SERVICE

On *(date of service)* _____, I served a 7-Day Eviction Notice to Pay Rent or Quit to the following address in the following manner:

_____
Street Address

_____
City, State, Zip Code

Check only one:

- ☐ By delivering a copy to the tenant(s) personally.
- ☐ Because the tenant was absent from the tenant's residence, by leaving a copy with *(name or physical description of person served)* _____, a person of suitable age and discretion, AND by mailing a copy to tenant's residence.
- ☐ Because neither tenant nor a person of suitable age or discretion could be found there, by posting a copy in a conspicuous place on the property, AND mailing a copy to the tenant at the place where the property is situated.

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

_____	_____	_____	_____
Date	*Server's Name*	*Server's Badge/License #*[2]	*Server's Signature*

[2] A server who does not have a badge or license number may be an agent of an attorney licensed in Nevada. Notices served by agents must also include an attorney declaration as proof of service.